

Draft Minutes for the September 12, 2017 Planning Commission Regular Meeting

PL-17-103 Discuss and consider the master plan for Chapel Creek Subdivision, with waivers.

(Applicant: Moeller; Case Manager: M. Simmont)

- Waivers:**
1. Street section for private, gated street.
 2. Block Length.
 3. Alternative sidewalk design.

Mr. Simmont presented the Staff report and recommended approval, with a waiver for private streets, waivers to block length only for the private streets, and the alternative sidewalk design, and with the following requirements prior to plat recordation:

1. A letter specifying the timing on the required Level 2 TIA is submitted to the City Engineer asking for approval of when the traffic counts will be conducted.
2. Show the right-of-way dedication along FM 306 to be 15 feet in width.
3. Provide a note indicating that all commercial lots will be required to provide minimum 6 foot wide sidewalks along public streets.
4. Provide a note indicating that gated subdivision streets shall comply with Chapter 118, Section 46(x) of the platting code that specifies access and queuing requirements.
5. Revise the residential collector street section to provide at least 4 feet of separation between the curb and the 10 foot shared use path, if approved by City Council.
6. Include note specifying action taken by City Council on the waiver request for Alternative Sidewalk Design.
7. Upon approval, provide one full-size copy of the corrected master plan prior to recordation of the first final plat.

Chair Elrod requested clarification that Staff recommends approval of the waivers, except the waiver to block length for the public streets section.

Mr. Simmont said that was correct, and referred to an exhibit of the plan showing the location of the proposed public and private roads illustrating which staff was in support of and which they were not.

Discussion followed.

Chair Elrod invited the applicants to speak.

Clint Jones, 1848 Pebble Brook Dr., stated he could answer any questions regarding the water and wastewater. He stated he wished to address the reasoning for the waiver request to block length with the public streets. Mr. Jones explained that the septic system for each group of residences would be located underground behind the residences, with a trail system constructed above the septic system. He illustrated the locations of the greenbelts and trails behind the single family residences. He explained that adding a street to the block to meet the requirements would negatively affect their plans for the pedestrian and bicycle trail systems, and would bisect the septic systems.

Commissioner Tubb inquired to the materials intended for the trails.

Mr. Jones stated they have not finalized the materials yet, but they were considering a crushed granite or gravel, with a concrete borderline on both sides to contain the material. He stated it was intended to be a trail system for the residents to have the ability to ride their bicycles.

Discussion followed regarding the reasoning behind the waiver request for an alternate sidewalk design and private, gated streets.

Commissioner Bearden requested clarification if vehicles would be able to drive on the trails.

Mr. Jones said no.

Discussion followed regarding pedestrian connectivity and backyard spaces.

James Ingalls, with Moeller Engineering, stated the development was located in the recharge zone. He explained the reason for the large amounts of green space was to avoid unnecessary impervious cover.

Vice Chair Edwards expressed concerns regarding the density on the recharge zone without sewer services.

Discussion followed regarding the recharge zone and the proposed septic systems.

Mr. Ingalls stated Phase 1 is under 20% impervious cover.

Discussion followed regarding the block length, trails, and overall layout.

Commissioner Tubb expressed concerns that the trails will not be developed.

Mrs. Snell stated completion of the trail could be made as a requirement of approval associated with the alternate sidewalk plan.

Mr. Ingalls stated they were fine with that requirement.

Chair Elrod declared this is not a public hearing.

Motion by Commissioner Tubb, seconded by Commissioner Bearden, to approve the master plan for Chapel Creek Subdivision, with Staff recommendations, waivers to block length and private streets, and the waiver for an alternate sidewalk plan with the condition the additional trails illustrated on the master plan be constructed. Motion carried (7-0-0).